

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

June 20, 2013

On June 20, 2013, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATION

*Proposed Zoning Ordinance Amendment for Residential Studios*

At 6:40 p.m., Donna Pesto, Senior Assistant to the Zoning Administrator, gave a presentation on the Proposed Zoning Ordinance Amendment for Residential Studios. The presentation ended at 6:54 p.m.

CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular Meeting of the FCRHA to order at 7:00 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Elisabeth Lardner, Chairman  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
Albert J. McAloon  
Robert Schwaninger

ABSENT

Richard C. Sullivan, Jr., Vice Chair  
John Betts  
H. Charlen Kyle  
Rod Solomon

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; Robert Easley, Acting Deputy Director, Operations; Tom Fleetwood, Associate Director, Administration/FCRHA; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Barbara Silberzahn, Director, Homeownership Division; Abdi Hamud, Chief, Homeownership Division; Kris Miracle, Director, Administration Division; Steve Knippler, Senior Program Manager, Administration Division; Russell Lee, Associate Director, Rental Services Division; Vin Rogers, Senior Program Manager, Rental Services Division; Hossein Malayeri, Director, Design Development and Construction Division; Toni Clemons-Porter, Associate Director, Senior Housing and Assisted Living, Property Management Division; Michael Pearman, Portfolio Manager, REFGM Division; Regina Gerner, Senior Program Manager, DDC Division; Mary L. Thompson, Financial Specialist III, Finance Division; Stuart Stallman, Financial Specialist IV, Finance Division; Mike Trent, Network Analyst, Information Systems and Services (ISS) Division; Peter Uhrmacher and Jodi Cienki, FCRHA Assistants. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy

County Attorney, and Alan Weiss, Ryan Wolf and Om Jahagirdar Assistant County Attorneys and FCRHA Counsel.

#### CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:00. With no one wishing to speak, the Chair closed Citizen Time at 7:00.

#### APPROVAL OF MINUTES

**April 25, 2013**

A motion was made by Commissioner Schwaninger, seconded by Commissioner Carlson, that the FCRHA approve the Minutes of the April 25, 2013 Regular Meeting. A vote was taken and the motion carried with Commissioner McAloon abstaining.

#### **May 22, 2013 Special Meeting**

A motion was made by Commissioner Schwaninger, seconded by Commissioner Carlson, that the FCRHA approve the Minutes of the May 22, 2013 Special Meeting. A vote was taken and the motion carried unanimously.

#### ACTION ITEMS

1.

#### **RESOLUTION NUMBER 27-13**

##### Approval of the Financing Plan for the Renovation of Lincolnia Center (Mason District)

**WHEREAS**, the Fairfax County Redevelopment and Housing Authority ("FCRHA") a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"), and pursuant to the Act is participating in the coordination of the financing of the renovations to The Lincolnia Center, located at 4710 North Chambliss Street in Alexandria, Virginia which serves as a Senior Housing and Assisted Living facility, a Senior Center and an Adult Day Health Care Center on an approximately 4.83 acre parcel of land (the "Project"); and

**WHEREAS**, FCRHA has been advised that Fairfax County, Virginia (the "County") will be entering into financing with either the Fairfax County Economic Development Authority (the "EDA") or the Virginia Resources Authority ("VRA") to provide the financing for the Project in an aggregate amount not to exceed \$13 million (the "Financing"); and

**WHEREAS**, the County will determine whether such Financing will be through EDA or VRA at a future date, however, any such financing will be secured by payments made by the County subject to annual appropriation by the County's Board of Supervisors; and

**WHEREAS**, FCRHA has determined to approve the Financing through EDA or VRA; and

**WHEREAS**, the Commissioners of FCRHA (the "Commissioners") have determined that it is necessary to delegate to the Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA and all other officers, agents or employees of FCRHA the power to assist the County, VRA and EDA, as applicable, to ensure the successful undertaking of the Financing; now, therefore

**BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY:**

Section 1. **Approval of the Financing.** The Commissioners hereby approve the Financing for the Project in an aggregate amount not to exceed \$13 million and request the County to determine at a later date the form and details of the Financing.

Section 2. **Other Action.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA is hereby authorized and directed to cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by the Financing in the form determined by the County at a later date and to execute and deliver any documents, certificates and instruments, necessary or proper for the Financing and necessary or proper for carrying out any other transactions contemplated by this Resolution and the Financing.

Section 3. **Action Approved and Confirmed.** All acts and doings of the Commissioners, officers, agents or employees of FCRHA which are in conformity with the purposes and intent of this Resolution and in the furtherance of the Financing and the execution, delivery and performance of any related transactions are hereby in all respects approved and confirmed.

Section 4. **Severability.** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provisions to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 5. **Repealer; Effective Date.** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of any such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt Resolution Number 27-13. After a brief discussion a vote was taken and the motion carried unanimously.

2.

**RESOLUTION NUMBER 28-13**

Approval to Submit to the U.S. Department of Housing and Urban Development (HUD) the Updated Fairfax County Redevelopment and Housing Authority (FCRHA) Moving to Work (MTW) Plan for Fiscal Year 2014

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the updated Moving to Work (MTW) Plan for Fiscal Year 2014 as contained in the Action Item presented to the FCRHA at its meeting on June 20, 2013; authorizes submission of the updated Plan to the U.S. Department of Housing and Urban Development (HUD); and authorizes the FCRHA Chairman to sign all HUD-required certifications for the updated Plan.

A motion was made by Commission Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 28-13. After a brief discussion a vote was taken and the motion carried unanimously.

3.

**RESOLUTION NUMBER 29-13**

Adoption of the FY 2014 Consolidated Fairfax County Redevelopment and Housing Authority/Department of Housing and Community Development Operating and Capital Budget Plan

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopts the FY 2014 FCRHA/Department of Housing and Community Development (HCD) Operating and Capital budgets for those funds appropriated by the FCRHA as presented to the FCRHA at its June 20, 2013 meeting.

BE IT FURTHER RESOLVED, that the FCRHA acknowledges the Operating and Capital budgets and the FCRHA's requests for those funds appropriated by the County as presented to the FCRHA at its June 20, 2013 meeting.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kennedy, to adopt Resolution Number 29-13. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – April 25, 2013
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – May 22, 2013
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – June 12, 2013
4. Minutes of the Finance Committee Meeting – June 12, 2013
5. Update on Federal Budget Sequestration – *brief discussion*
6. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – July and August 2013

CLOSED SESSION

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose and disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

The motion carried and the FCRHA went into Closed Session at 7:24 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A roll call vote was taken as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Elisabeth Lardner, Chairman		
Robert C. Carlson		
Christopher Craig		
Willard Jasper		
Richard Kennedy		
Albert J. McAloon		
Robert Schwaninger		

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:07 p.m.

#### RESOLUTIONS

1.

#### **RESOLUTION NUMBER 30-13**

Fairfax County Redevelopment and Housing Authority (FCRHA) Declining Its Option to Purchase Silver Lining Initiative Property at 6301 Dana Avenue, Springfield, VA 22150 (Lee District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 6301 Dana Avenue, Springfield, VA 22150 at any price equal to or greater than \$376,200; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under \$376,200 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner McAloon, seconded by Commissioner Schwaninger, to adopt Resolution Number 30-13. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

#### ADJOURNMENT

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, to adjourn the meeting. A vote was taken and the motion carried unanimously and the meeting adjourned at 8:21 p.m.

(Seal)

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Elisabeth Lardner, Chairman

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Paula C. Sampson, Assistant Secretary